



City of Manteca

PLANNING COMMISSION RESOLUTION NO. 2025-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MANTECA
RECOMMENDING THE CITY COUNCIL FIND THE PROJECT EXEMPT FROM FURTHER
ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15061(B)(3), "COMMON SENSE" OF
THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AND ADOPT AN ORDINANCE
REPEALING ORDINANCE 779 APPROVING REZONE MAP 87-8 AND THE ST. DOMINIC'S
HEALTHCARE FACILITIES CAMPUS STANDARDS & DESIGN GUIDELINES AND
SUBSEQUENT AMENDMENTS TO THE SAME FOR PROJECT PARCELS APN: 200-180-16,
-17, -34, -35, -37, -39, -40, -41, -42, -43, -44 AND 200-140-29, -30, AND -31.**

PROJECT FILE NO. MCA 25-149

WHEREAS, at a duly noticed meeting of October 16, 2025, the Planning Commission considered a city-initiated Municipal Code Amendment (MCA 25-149) relating to an ordinance repealing Ordinance 779 and subsequent amendments to the same; and

WHEREAS, on December 7, 1987, the Manteca City Council adopted Ordinance 779 approving Rezone Map 87-8 to rezone a site into a Planned Development Overlay Zone District (herein the "PD Zone District") and adopting the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines (herein the "PD Document"); and

WHEREAS, PD Zone District and the PD Document affect project site parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44, and 200-140-29, -30, and -31; and

WHEREAS, on May 3, 1993, the Manteca City Council adopted Ordinance 970 amending Ordinance 779 to add critical fire safety standards to the approved PD document; and

WHEREAS, in January 2025, the project site was rezoned from the PD Overlay Zone District to the Public/Quasi Public and Mixed Use Commercial zone districts as part of a City-wide Rezone; and

WHEREAS, the PD Document established by Ordinance 779 remains in place after the City-wide Rezone; and

WHEREAS, the Manteca Municipal Codes 17.10.140, 17.20.020, and 17.30.030 establish requirements and procedures that require each PD Document to correspond to a PD Zone District; and

WHEREAS, without the PD Zone District in place, the PD Document cannot be appropriately enforced; and

ATTACHMENT 2

WHEREAS, the attached ordinance, included as **Exhibit 'A'**, repealing Ordinance 779 and any subsequent amendments to the same, is necessary to prevent any conflicting regulations or inconsistencies with current development standards; and

WHEREAS, a Notice of Public Hearing was circulated on October 9, 2025, in accordance with Manteca Municipal Code § 17.08.050 and Government Code Section 65854; and

WHEREAS, an exemption from further environmental review was prepared for the project pursuant to Section 15061(b)(3), "Common Sense" of the California Environmental Quality Act, and is available for review at the Development Service Department located at 1215 W. Center St., Ste 201, in Manteca, CA; and

WHEREAS, pursuant to Section 17.08.060 of the Manteca Municipal Code, the Planning Commission is the recommending body and the City Council is the final decision-making body on this matter; and

WHEREAS, the Planning Commission understands that minor changes or modifications to the project may occur at the discretion of the City Council without further review from the Planning Commission; and

WHEREAS, all legal prerequisites to adopt the foregoing resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Manteca, upon evidence in the staff report, the project file, and public testimony now desires to adopt a resolution recommending that the City Council adopt an ordinance repealing Ordinance 779 approving Rezone Map 87-8 to rezone a site into a Planned Development Overlay Zone District and adopting the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines and subsequent amendments for Project parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 and 200-140-29, -30, and -31 based on the following findings:

1. All the facts set forth in the recitals above are true and correct and incorporated herein by reference.
2. The Project is exempt from further environmental review pursuant to Section 15061(b)(3), "Common Sense" of the California Environmental Quality Act.
3. St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines, adopted by Ordinance 779 and amended by Ordinance 970, cannot be enforced without the corresponding PD Overlay Zone District designation.
4. The attached ordinance, included as **Exhibit 'A'**, repealing Ordinance 779 and any subsequent amendments to the same, is necessary to prevent any conflicting regulations or inconsistencies with current development standards.
5. This Resolution shall take effect immediately.

ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Manteca at a regularly scheduled meeting held on the 16th day of October of 2025, by the following vote:

Roll Call:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby adopted.

Celeste Fiore
Planning Commission Chair

Attest: _____
Samantha Clarke
Planning Commission Secretary

Attachments
Exhibit A – Ordinance